

TIF #2 OVERSIGHT COMMITTEE MINUTES (UNIVERSITY NORTH PARK TIF)
STUDY SESSION ROOM
201 WEST GRAY
1:30 P.M.
December 18, 2012

The Tax Increment Financing District #2 - University North Park (“UNP TIF”) Oversight Committee met at 1:30 p.m. in the Municipal Building Study Session Room on the 18th day of December, 2012.

PRESENT: Gail Poole, Ted Smith, Joe Siano, Hal Ezzell, Mike Givel, Fred Walden and Chair Haralson

ABSENT: Janese Shephard and Heath Hans

OTHERS PRESENT: Anthony Francisco, Finance Director
Jeff Bryant, City Attorney
Kathryn Walker, Assistant City Attorney
Clint Mercer, Chief Accountant

The meeting was called to order by Chair Haralson at 1:31 pm. A quorum was present.

A motion was made and seconded to approve the November 20, 2012 minutes. No changes were suggested and the motion passed unanimously.

Anthony Francisco requested shuffling of the agenda items so Chairman Haralson proceeded to item 6 regarding Legacy Park construction. Jud Foster provided a presentation (see attached) regarding the Legacy Park construction bids received by the City on November 20, 2012. He noted the low bid was received from CGC, LLC. The bid was solicited with a base bid and 14 add alternatives. CGC, LLC bid \$5,525,900 for the base bid and \$1,495,000 for all 14 add alternatives. Jud provided information on what was included in the base bid and each of the 14 add alternatives. As Jud proceeded through each add alternative, items 2 through 5 were discussed with particular concern as they related to improvements in and around the detention pond area to the north of the main park. Most of the concern related to ownership of the detention area (raised by Hal Ezzell). Jeff Bryant noted that Academy actually owned the detention area but might be willing to provide an easement to the City. Discussion ensued regarding maintenance of the area after improvement and if the City would maintain the area which Jeff Bryant felt the City would in that case. Concern was raised by Chairman Haralson regarding if this situation would be unfair to others within the City who has to maintain their easements.

Ted Smith made a motion to exclude add-alternative items 2 through 5 from the bid award and Hal Ezzell seconded the motion. Mike Givel and Joe Siano both expressed that it possibly was too early to exclude these improvements and wanted to adopt a “wait and see” policy to be addressed later as park construction proceeded. Hal Ezzell expressed concerns regarding losing the investment made if the owner decided to make changes to the detention pond area later down the road. Ted Smith withdrew his motion.

Hal Ezzell made a motion that was seconded by Mike Givel to report to Council the Committee's openness to development of the detention area but to highlight the ownership concerns raised. Motion passed unanimously.

As Jud Foster continued his presentation, Ted Smith made comments regarding the lack of a restroom/dressing room area closer to the stage. Discussion ensued. Ted Smith suggested saving funds by deleting add alternative 11 (cascading water features - \$865,000) to fund an additional restroom/dressing room in the stage area. Hal Ezzell agreed with the need for a stage-area restroom/dressing room but noted that the cascading water features would be a really nice additions to the park as a whole. Mike Givel also voiced his support for the cascading water features noting that Legacy Park will be the "jewel" of the Norman park system. Hal Ezzell asked if the park construction was being financed or paid with cash. Jeff Bryant and Anthony Francisco both noted that it was being financed with the previously approved 14.56 million dollar note.

Jeff Bryant summed up the Committee's views on the park construction as: "Do as presented all components except add alternative items 2 through 5, explore the detention area ownership issue as expressed in the previous motion and look into the restroom/dressing room design issues to see if changes can be made." Hal Ezzell made a motion to adopted Jeff's comment as a formal motion memorializing the Committee's views. The motion was seconded by Joe Siano and passed unanimously.

Anthony Francisco noted in regards to agenda items 2 through 5 that nothing significant needed to be reported. Jeff commented that the economic development project was progressing along but nothing new could be reported at this time.

The meeting was adjourned at 2:25 pm.